

South Carolina Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management
104 Parker Drive
Beaufort, South Carolina 29906

and

Charleston District, Army Corps of Engineers
69-A Hagood Avenue
Charleston, South Carolina 29403

June 26, 2013
Joint Permit Application Public Notice
Page Island, LLC, 2013-00708-1IW

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

- LOCATION:** On and adjacent to an unnamed tributary of the Cooper River at 8 Bayberry Lane, Page Island, Hilton Head Island, Beaufort County, South Carolina. TMS: R800 021 000 0158 0000.
- WORK:** The work as proposed consists of making changes to an existing dock and after-the-fact authorization for being built out of compliance with the previously issued permit. Specifically, the applicant seeks to change the use of the structure from private use to commercial use, building a covered 16' x 16' pierhead along the walkway, and adding a 12' x 13', four-pile boatlift to the end of the floodside floating dock. This public notice also captures the compliance assistance/after-the-fact authorization for the structure being built out of accordance with the original permit, 85-3E-221. The Operations and Maintenance Manual for this project will be available during normal business hours. The work as described is for change of use from private to commercial use and authorization under after-the-fact procedures.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **July 26, 2013**. For more information, please contact **Paul Wojoski** at **843-846-9400** or via email at **wojoskpa@dhec.sc.gov**.

NOTE: Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at **www.scdhec.gov/environment/ocrm/public_notice.htm**.

JOINT
PUBLIC NOTICE for
PERMIT MODIFICATION

CHARLESTON DISTRICT, CORPS OF ENGINEERS

**69A Hagood Avenue
Charleston, South Carolina 29403-5107**

and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Office of Ocean and Coastal Resource Management

**1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405**

REGULATORY DIVISION

Refer to: P/N # **2013-00708-1IW**

24 JUNE 2013

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application for permit modification has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

**PAGE ISLAND, LLC
c/o ATLANTIC MARINE CONSTRUCTION
372 COUNTY SHED ROAD
BEAUFORT, SOUTH CAROLINA 29906**

For a change in use authorization for an existing structure from private use to commercial use, to add a pier head and boat lift to the existing structure and for an after the fact permit authorization to bring the existing structure into compliance with the original permit, SAC 1985-08289, formerly P/N 85-3E-221,

at a location in waters of an unnamed tributary of the

COOPER RIVER

at a location adjacent to the southern end of Page Island in Beaufort County, South Carolina (Latitude 32.128946°, Longitude -80.89667 °)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by the Corps until

15 Days from the Date of this Notice,

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of changing the use of the existing structure from private use to commercial use, expanding 16 feet of the existing walkway into a 16' x 16' pierhead and adding a 12' x 13' 4-pole boat lift to

REGULATORY DIVISION

Refer to: P/N #SAC-2013-00708-1IW

24 JUNE 2013

the existing floating dock as shown on sheets 3, 4, and 5 of 5. Issuance of this permit will also bring the existing structure into compliance with the original permit, SAC 1985-08289, formerly P/N 85-3E-221. According to the applicant, the purpose of this project is for commercial kayaking and recreational access to waters of the tributary leading into the Cooper River.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.**

The plans are also available on our website, www.sac.usace.army.mil.

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

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24 JUNE 2013

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

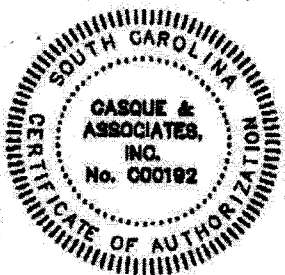
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Debbie King at 843-329-8044 or toll free at 1-866-329-8187.

Paul Wojoski
SCDHEU OCRM
project
manager

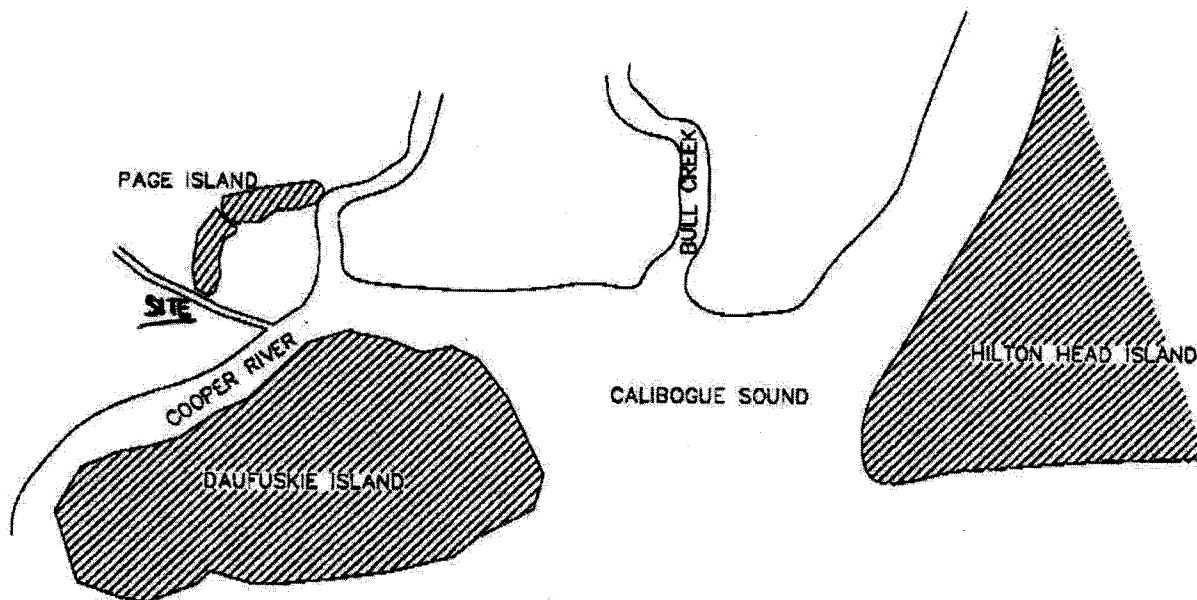
843-846-9400



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1383, BEAUFORT, S.C.
 PHONE (843) 522-1788

SHEET # 3 OF 3



SAC 2013-00708-1IW
 (formerly 85-3E-221)
 Page Island, LLC dock modification
 June 20, 2013
 Sheet 1 of 5

[Signature]
 SURVEYOR SIGNED HEREON IS CHARGED WITH SURVEY MATTERS AND THE PHYSICAL DRAWING ON A COMPUTER DRAFTING SYSTEM ONLY. THIS IS NOT A DESIGN OR INTENDED TO BE ONE. ALL DEPICTIONS THAT ARE NOT SURVEY MATTERS IS PROVIDED BY OTHERS.

ADJACENT PROPERTY OWNERS:

1. MARY S. RAY
 R800 021 000 0015 0000
 1665 TULLIE CIR
 ATLANTA GA 30329
2. MICHAEL OVERTON
 R800 024 000 0159 0000
 8 BAYBERRY LN
 HILTON HEAD ISL SC 29928

0 30 60 120



SCALE: 1"=60'

R800 021 000 0158 0000
 PAGE ISLAND LLC
 8 BAYBERRY LN
 HILTON HEAD ISL SC 29928

DOCK PERMIT SURVEY

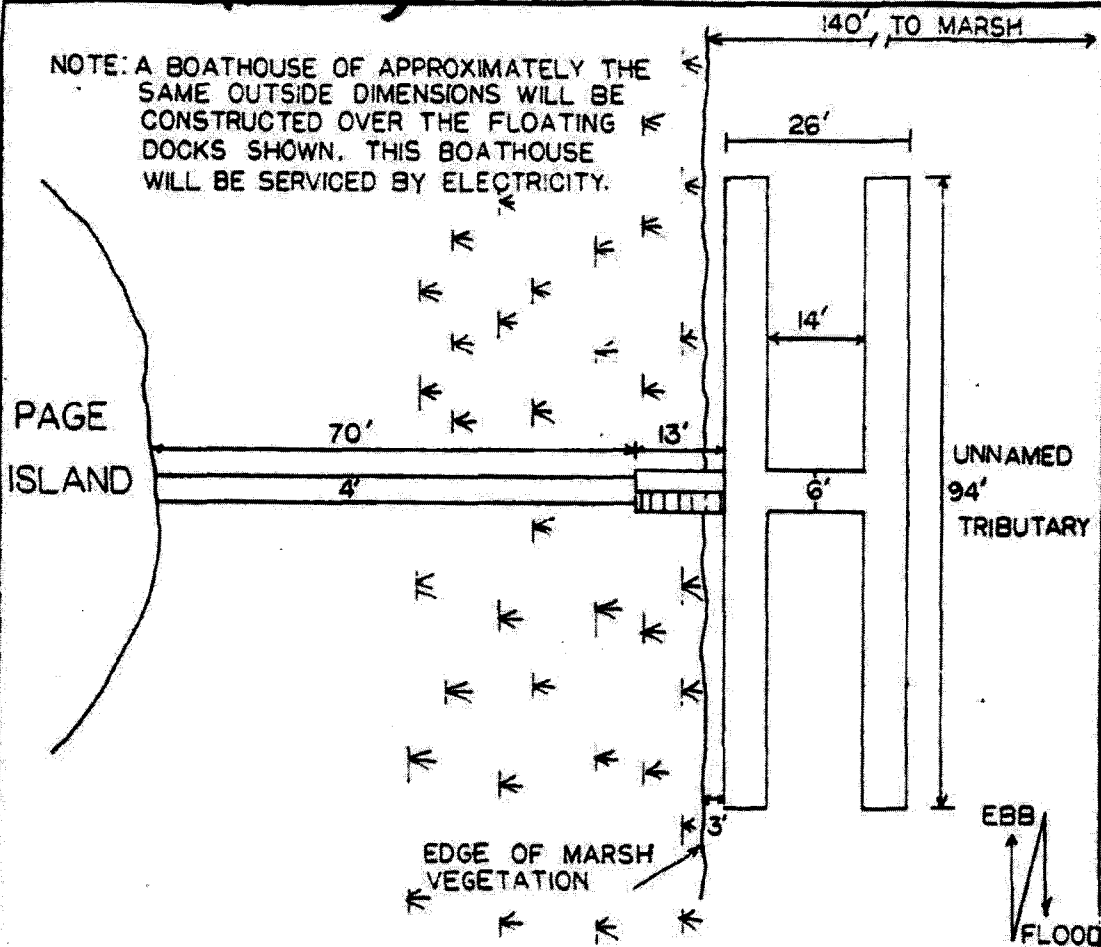
IN: COOPER RIVER
 AT: ON PAGE ISLAND

COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

JOB# 39854-1 DSGN 7

DATE: 1/16/2013

**Previously Authorized, construction window
closed, no longer valid**



PLAN VIEW
NO SCALE

SAC 2013-00708-1IW
(formerly 85-3E-221)
Page Island, LLC dock modification
June 20, 2013
Sheet 2 of 5

ATTACHMENT A

date:
May 13, 1986, expired
85-3E-221 5-13-89



GASQUE & ASSOCIATES INC.

LAND SURVEYORS & PLANNERS

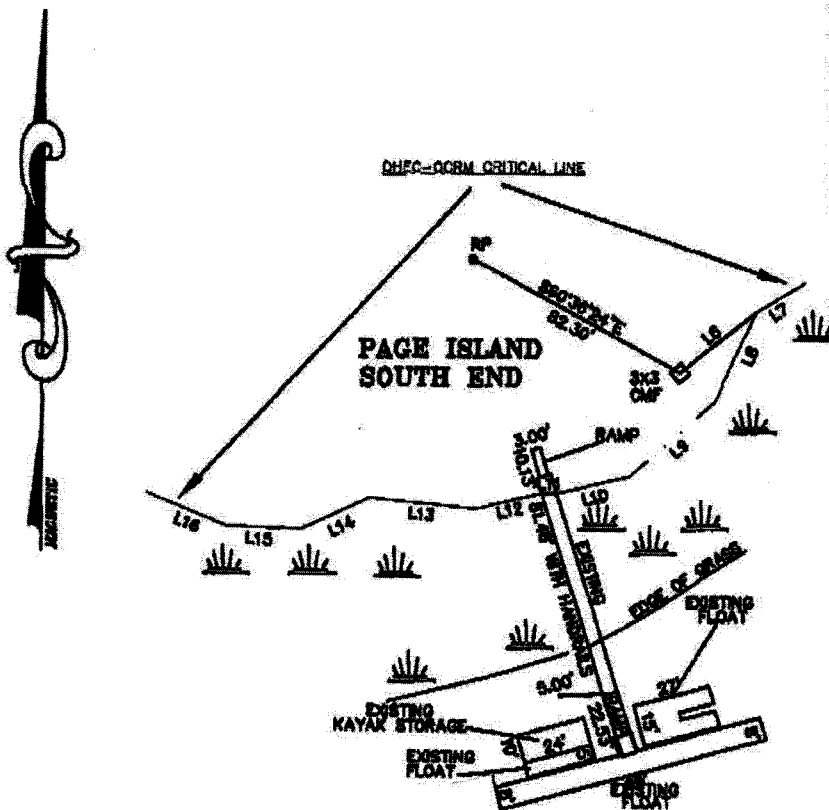
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798

DHEC-OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREON OR NOT.

Paul Ray
SIGNATURE DATE 03-20-13
THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE QUADRUARY LANGUAGE ABOVE.

LINE TABLE		
LINE	LENGTH	BEARING
L6	33.98	N50°34'55"E
L7	19.23	N57°33'37"E
L8	21.59	N24°31'45"E
L9	39.90	N48°06'31"E
L10	25.35	N75°44'16"E
L11	6.15	N87°28'44"E
L12	23.04	N76°32'44"E
L13	36.77	S84°01'18"E
L14	26.07	N63°16'33"E
L15	25.81	S88°47'40"E
L16	29.25	S67°14'48"E



Existing
Structure

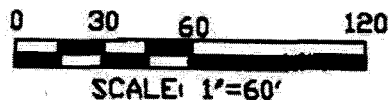
SAC 2013-00708-1IW
(formerly 85-3E-221)
Page Island, LLC dock modification
June 20, 2013
Sheet 3 of 5

FLOOD KBB
TRIBUTARY OF THE
COOPER RIVER

4-15-13
SURVEYOR SIGNED HEREON IS CHARGED WITH SURVEY MATTERS AND THE PHYSICAL DRAWING ON A COMPUTER DRAFTING SYSTEM ONLY. THIS IS NOT A DESIGN OR INTENDED TO BE ONE. ALL DESIGNATIONS THAT ARE NOT SURVEY MATTERS IS PROVIDED BY OTHERS.

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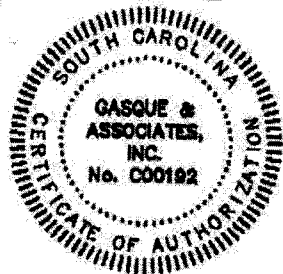
DOCK PERMIT SURVEY

IN: COOPER RIVER
AT: ON PAGE ISLAND

COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

JOB# 39654-1 DSGN 7

DATE: 1/18/2013

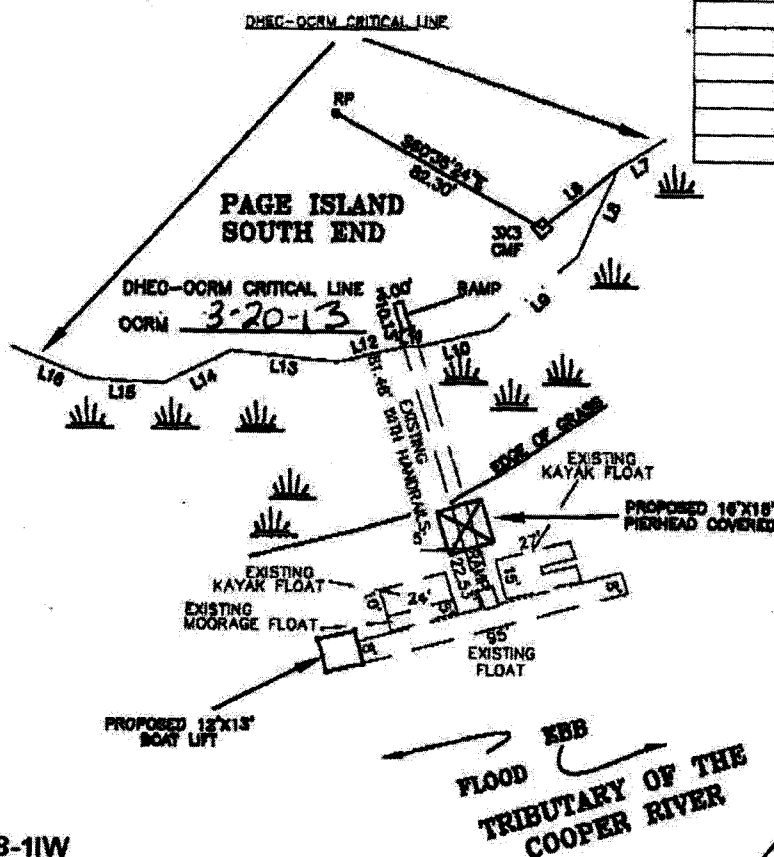


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SHEET # 1 OF 3

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L15	25.61	S86°47'40"E
L18	29.25	S67°14'48"E



Proposed Additions

SAC 2013-00708-1IW

(formerly 85-3E-221)

Page Island, LLC dock modification

June 20, 2013

Sheet 4 of 5

4-15-13
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DOCK PERMIT SURVEY

IN: COOPER RIVER
AT: ON PAGE ISLAND

COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

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